

Denton County
Juli Luke
County Clerk

Instrument Number: 197788

ERecordings-RP

CERTIFICATE

Recorded On: October 27, 2021 02:09 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 197788
Receipt Number: 20211027000565
Recorded Date/Time: October 27, 2021 02:09 PM
User: Darcey B
Station: Station 21

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

PROPERTY OWNERS' ASSOCIATION 6th AMENDED MANAGEMENT CERTIFICATE FOR
ESTATES OF INDIAN CREEK HOMEOWNERS' ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Denton §

1. Name of Subdivision: Estates of Indian Creek

2. Subdivision Location: TX 121 and Creek Valley Boulevard, Carrollton, Texas

3. Name of Homeowners Association: Estates of Indian Creek Homeowners' Association, Inc.

4. Recording Data for Association: Refer to Exhibits A, B and C of the Declaration which is filed
At Denton County under document V5128, Page 01233.

5. Recording Data for Declaration: Declaration of the Covenants, Conditions and Restrictions
which include Exhibits A through F-1, filed at Denton County
under document V5128, Page 01229.

First Amendment to the Declaration filed 1/23/2004 at
Denton Co. under Instrument # 2004-9456

6. Bylaws: Bylaws adopted by the Board on 4/25/2002 and are filed at
Denton County under document V5128, Page 01273 and are
filed with Doc. 2011-75432.

Articles of Incorporation: Filed with the Office of the Secretary of State of Texas on
7/10/2002 and are filed with Doc. 2011-75432.
Certificate of Filing: Filed with the Secretary of State of Texas on 8/8/2011 and is
Attached to and filed under Doc #2013-65229

Enforcement Policy for Estates of Indian Creek Homeowners' Association, Inc. is filed under
Document # 86816.

Billing Policy and Payment Plan Guidelines are filled under Document No 66556

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25th day of October, 2021.

Estates of Indian Creek Homeowners' Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 25th,

October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Estates of Indian Creek Homeowners' Association, Inc., on behalf of said association.

Denise J Mahan
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

